

TRUSTEE'S SALE

of valuable, improved real estate located on Picnic Woods Road in Bellemonte Subdivision, Burkittsville Election District; 2300 Greenvale Court, Cloverhill, Frederick, Maryland; 6901 Colonial Avenue, Thurmont, Maryland, and south side of Lakeview Drive, Eastview, Frederick County, Maryland.

By virtue of the power and authority contained in the Deed of Trust from Marantha Construction Co., Inc., Howard J. Smith, Jr. and Katherine D. Smith, his wife, Robert C. Daiker and Dawn A. Daiker, his wife, and Dale C. Ericson and Martha I. Ericson, his wife, dated May 18, 1978, and recorded among the Land Records of Frederick County, Maryland, in Liber 1050, folio 394, the undersigned Substitute Trustee will offer for sale at the Court House door, Frederick, Maryland, on

WEDNESDAY, AUGUST 29, 1979

AT 11:00 A.M.

the following described land together with the improvements thereon, to wit:

PARCEL NO. 1: All that lot or parcel of land situate, lying and being in Burkittsville Election District, Frederick County, Maryland, being known and designated as Lot No. 31, Section Three, as shown on a Plat of Subdivision entitled "Section Three, Lots 30-35, Bellemonte", recorded among the Plat Records of Frederick County, Maryland, in Plat Book 16, folio 36.

BEING part of all that real estate which was described and conveyed unto Marantha Construction Co., Inc., by deed dated May 18, 1978, and recorded among the Land Records of Frederick County, Maryland, in Liber 1050, folio 392.

The improvements consist of a partially completed brick rancher dwelling with a composition shingle roof, metal gutter and downspouting, thermo-pane windows with storm windows, electric heat pump, central air, copper and plastic plumbing, and 200 AMP electric service. The interior consists of a living room, dining room, kitchen, family room with fireplace, three bedrooms and two full baths; the walls and ceilings are drywall, and the floors are wall-to-wall carpet over sub floor; and an attached double car garage with a gravel driveway. Well and septic are not installed. Cemented basement.

PARCEL NO. 2: All that lot or parcel of land situate, lying and being in Burkittsville Election District, Frederick County, Maryland, being known and designated as Lot No. 32, Section Three, as shown on a Plat of Subdivision entitled "Section Three, Lots 30-35, Bellemonte", recorded among the Plat Records of Frederick County, Maryland, in Plat Book 16, folio 36.

BEING part of all that real estate which was described and conveyed unto Marantha Construction Co., Inc., by deed dated May 18, 1978, and recorded among the Land Records of Frederick County, Maryland, in Liber 1050, folio 392.

The improvements consist of a partially completed brick rancher dwelling with a composition shingle roof, metal gutter and downspouting, hollow core cement block foundation, thermo-pane windows with storm windows, copper and plastic plumbing, electric heat pump, central air, and 200 AMP electric service. The interior consists of a living room with fireplace, dining room, kitchen, four (4) bedrooms with a full bath off the master bedroom, ample closet space (no doors) and a bath in the hall; the walls and ceilings are drywall and sub-flooring; and an attached garage (no doors) with a gravel driveway. Partial trim work completed and rough plumbing. No cement in basement. Well and septic are not installed.

PARCEL NO. 3: All that lot or parcel of land situate, lying and being in Tuscarora Election District, Frederick County, Maryland, and more particularly described as being Lot No. 34, Block H, Greenvale Court, Clover Hill, on a Plat of Parts of Blocks H and N, said Plat being recorded among the Plat Records of Frederick County, Maryland.

BEING all and the same real estate which was described and conveyed unto Howard Jesse Smith, Jr. and Katherine Delores Smith, his wife, by deed dated October 16, 1974, and recorded among the Land Records of Frederick County, Maryland, in Liber 949, folio 493.

The improvements thereon known as 2300 Greenvale Court, in Clover Hill Subdivision, Frederick, Maryland, consist of a two-story brick and frame dwelling located on a cul-de-sac. The interior consists of seven (7) rooms, two baths, two fireplaces, basement and carport with a blacktop drive.

PARCEL NO. 4: All that lot or parcel of land situate, lying and being in Lewistown Election District, Frederick County, Maryland, and identified as Lot 6, in Section 1, Block A of H.C. Zigler Estates, recorded among the Plat Records of Frederick County, Maryland, in Plat Book 5, page 137.

BEING all and the same real estate which was described and conveyed unto Robert C. Daiker and Dawn A. Daiker, his wife, by deed dated December 12, 1969, and recorded among the Land Records of Frederick County, Maryland, in Liber 817, folio 271.

The improvements thereon known as 6901 Colonial Avenue, Thurmont, Maryland, consist of a brick rancher containing six (6) rooms, two (2) baths, baseboard H/W heat. Well water and septic system.

PARCEL NO. 5: All that lot or parcel of land situate, lying and being in Braddock Election District, Frederick County, Maryland, and designated as Lot No. 4 in Section I on a Plat of Eastview Subdivision, recorded among the Plat Records of Frederick County, Maryland, in Plat Book 3, folio 192.

BEING all and the same real estate which was described and conveyed unto Dale C. Ericson and Martha I. Erickson, his wife, by deed dated June 15, 1973, and recorded among the Land Records of Frederick County, Maryland, in Liber 915, folio 370.

The improvements thereon known as Route No. 8, Box 166, Lakeview Drive, Eastview Subdivision, Frederick, Maryland, consist of a two-story brick and frame dwelling with a split-foyer, attached two-car garage and containing six (6) rooms, 1½ baths. Well water and septic system.

TERMS OF SALE:

Each of the individual lots listed above will be sold separately until the indebtedness has been satisfied starting with Parcel No. 1.

Parcel No. 3 is being sold SUBJECT TO a First Mortgage from Howard Jesse Smith, Jr. and Katherine D. Smith, his wife, to Loyola Federal Savings and Loan Association, dated October 16, 1974, and recorded in Liber 949, folio 494, one of the Land Records of Frederick County, Maryland, and assigned unto Federal Home Loan Mortgage Corporation by Assignment dated February 23, 1976, and recorded in Liber 981, folio 225, one of the Land Records of Frederick County, Maryland, and ALSO SUBJECT TO a Second Mortgage from Howard J. Smith, Jr. and Katherine D. Smith, his wife, to Commercial Credit Corporation, dated January 3, 1978, and recorded in Liber 1039, folio 872, one of the Land Records of Frederick County, Maryland.

Parcel NO. 4 is being sold SUBJECT TO a First Mortgage from Robert C. Daiker and Dawn A. Daiker, his wife, unto Fredericktown Bank and Trust Company dated December 12, 1969, and recorded in Liber 816, folio 698, one of the Land Records of Frederick County, Maryland.

Parcel No. 5 is being sold SUBJECT TO a First Mortgage from Dale C. Ericson and Martha I. Ericson, his wife, unto Farmers and Mechanics National Bank, dated June 15, 1973, and recorded in Liber 915, folio 371, one of the Land Records of Frederick County, Maryland, and ALSO SUBJECT TO a Second Mortgage from Dale C. Ericson and Martha I. Ericson, his wife, unto Edward L. Trey and Jacqueline O. Trey, his wife, dated June 15, 1973, and recorded in Liber 915, folio 375, one of the Land Records of Frederick County, Maryland.

A deposit of 10% of the purchase price will be required of the purchaser(s) in cash or certified check payable to the Substitute Trustee at the time of sale for each lot. The balance of the purchase price shall be paid within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County. All costs of conveyancing, revenue stamps, and transfer taxes are to be borne by the purchaser(s). All state and county real estate taxes and other public charges shall be adjusted as of the date of sale. Each individual lot will be sold subject to all recorded restrictions, covenants and agreements. The Substitute Trustee reserves the right to withdraw the herein described property from sale at any time.

HOWARD R. STEPLER, JR.

Substitute Trustee

Mary Ann Stepler
STEPLER & STEPLER
18 West Church Street
Frederick, Maryland 21701
Phone: 301-662-6304
Attorney
JAMES G. TROUT, Auctioneer